

**QUITCLAIM DEED WITHOUT COVENANT**  
(Maine Statutory Short Form)

**TRANSFER  
TAX  
PAID**

15-3

KNOW ALL MEN BY THESE PRESENTS, THAT Fleet Bank of Maine (Grantor) a Maine banking corporation with a principal place of business in Portland, Cumberland County, Maine, for consideration paid, RELEASES to John C. McGowan and Karen M. McGowan, as joint tenants and not as tenants in common (Grantee), of Waterville, Maine, whose mailing address is: 16 Glen Avenue, Waterville, Maine 04901, the land in Waterville and Fairfield, Counties of Kennebec and Somerset, descibed in Schedule A annexed hereto.

008156

IN WITNESS WHEREOF, the said Fleet Bank of Maine has caused this instrument to be sealed and signed in its name by Patricia C. Harrington, its Vice President, thereunto duly authorized, this 29 day of March, 1994.

Signed, Sealed and  
Delivered in the  
Presence of:

FLEET BANK OF MAINE

*John C. McGowan*

*Patricia C. Harrington*  
By Patricia C. Harrington  
Its Vice President

STATE OF MAINE  
CUMBERLAND, SS.

March 29, 1994

Personally appeared the above named Patricia C. Harrington, Vice President of Fleet Bank of Maine and acknowledged the foregoing on oath to be her free act and deed in her said capacity and the free act of Fleet Bank of Maine.

Before me,

*Monica A. Sleeper*  
Name: MONICA A. SLEEPER  
Notary Public/Attorney at Law  
My Commission Expires: OCT. 5, 1998



Schedule A  
(Page 1 of 2)

A certain lot or parcel of land in Waterville, Kennebec County and Fairfield, Somerset County, Maine, being further bounded and described as follows, to wit:

Beginning at a steel pin marking the intersection of the westerly line of College Avenue and the southerly line of land conveyed to Sherwood I. Booker and Laurie-Jo Booker by Timothy W. Booker and Cynthia J. Booker, October 14, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2427, Page 287, October 15, 1981. Thence south fifty-eight degrees ten minutes west (S 58° 10' W) along the westerly line of College Avenue for one hundred and zero tenths (100.0') feet to a steel pin. Thence north thirty degrees fifty-three minutes west (N 30° 53' W) along the land to be retained by Herbert W. Joseph for two hundred and zero tenths (200.0') feet to a steel pin. Thence north fifty-eight degrees twenty-three minutes east along the land retained by the said Herbert W. Joseph for one hundred ninety-three (193 +/-) feet, more or less, to a point on the southerly line of land of Keyes Fibre Company. Thence southeasterly along the land of Keyes Fibre Company for ninety-five (95' +/-) feet, more or less, to a point on the westerly line of land, now or formerly of Lewis Murphy and Catherine Murphy, by deed dated February 20, 1952, and recorded in the Kennebec County Registry of Deeds in Book 920, Page 449. Thence southwesterly along the land now or formerly of Murphy and along the land of Booker for ninety-four (94 +/-) feet, more or less, to a stone monument. Thence south thirty degrees fifty-three minutes east along the land of Booker for ninety-six and three tenths (96.3' +/-) feet, more or less, to the point of beginning.

The herein-described parcel of land contains seven tenths (0.7 ac. +/-) of an acre, more or less.

Schedule A  
(Page 2 of 2)

75-3

Bearings and distances are from a survey by Rowe and Ellis, February 27, 1984. The bearings in this deed are different from those shown on an unrecorded plan by JAMES E. HANSON & COMPANY dated August 30, 1972. The northwesterly line of College Avenue, as shown on said plan, was unmonumented except for the iron pin at the southeasterly corner of land now or formerly of Booker. A stone highway monument was located approximately four hundred feet (400' +/-) northeasterly from said iron pin and a bearing of south fifty-eight degrees twenty-six minutes west (S 58° 26' W), which bearing is shown on said unrecorded plan, was assumed to represent the bearing between the aforesaid iron pin and stone highway monument. The distance between the iron pin at the southeasterly corner of Booker and the stone monument at the southwesterly corner of Booker was three tenths (0.3' +/-) of a foot, more or less, shorter than the distance shown on said unrecorded plan.

Being the same premises conveyed to Carroll W. Colford by warranty deed of Herbert W. Joseph dated June 21, 1984 and recorded in Book 2696, Page 325 of the Kennebec County Registry of Deeds, and in Book 1144, Page 154 of the Somerset County Registry of Deeds.

RECEIVED KENNEBEC SS.

94 APR -4 AM 11:14

ATTEST: *Theresa Reed Monahan*  
REGISTER OF DEEDS